OFFERING MEMORANDUM

531 W LAS TUNAS DR

SAN GABRIEL, CA 91776

A FOUR SUITE MEDICAL OFFICE BUILDING IN SAN GABRIEL | VACANT DENTAL SUITE IDEAL FOR AN OWNER USER
THREE MEDICAL PRACTICES IN PLACE | 14 PARKING SPACES AT THE REAR OF THE PROPERTY

Marcus & Millichap
THE NEEMA GROUP

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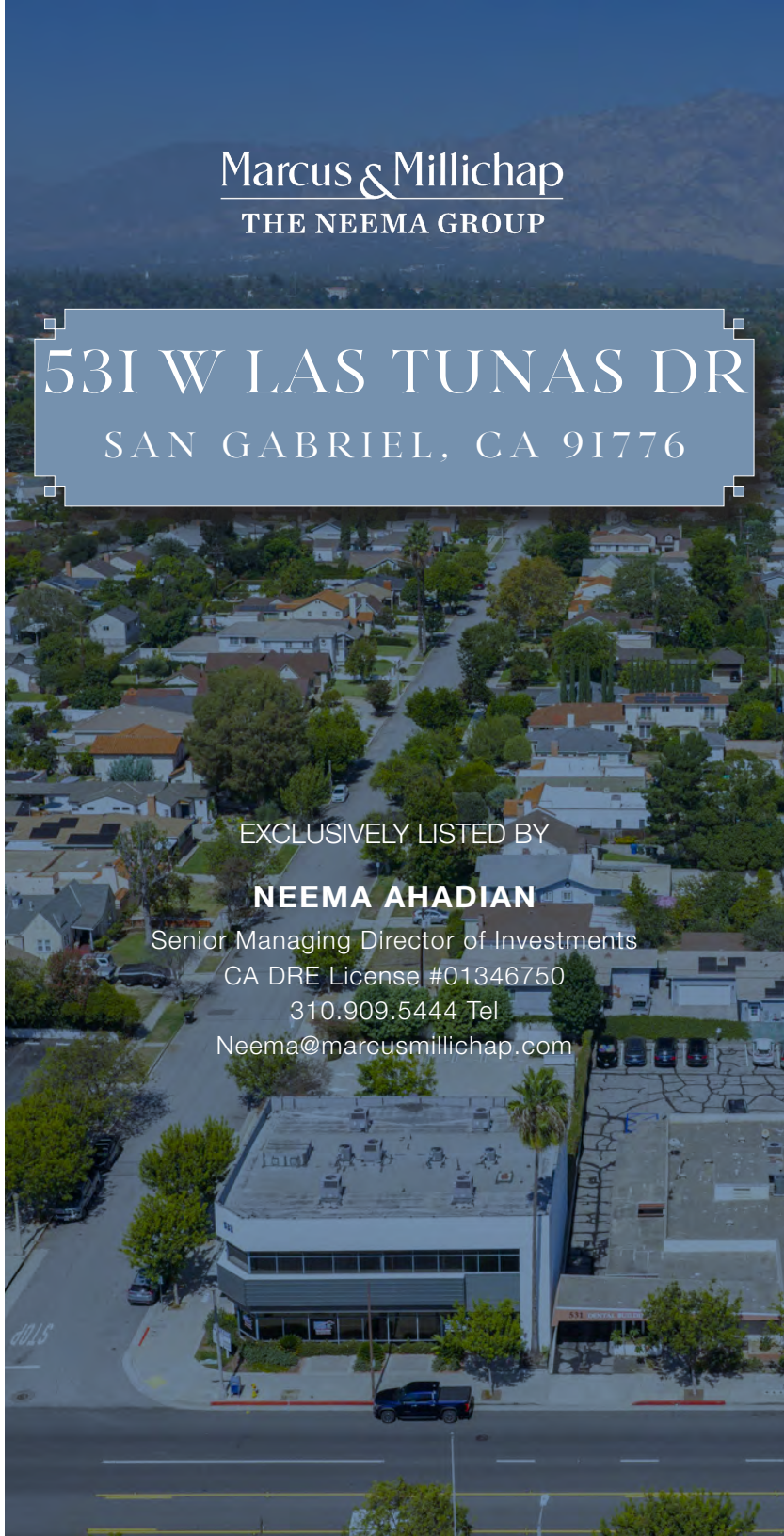

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THE NEEMA GROUP

531 W LAS TUNAS DR
SAN GABRIEL, CA 91776

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The Neema Group of Marcus & Millichap is pleased to present an investment opportunity at 531 W Las Tunas Drive in San Gabriel, a four suite medical office building along one of the city's primary commercial corridors.

The property is currently occupied by three established medical practices, with one suite vacant and available for immediate occupancy. This is an ideal opportunity for an owner user to occupy the vacant suite while the in place medical income helps offset the cost of ownership.

The vacant suite features an existing dental build out with a lobby and reception area, two restrooms, several patient rooms, staff workstations, and walled filing cabinets for record storage. This significantly reduces improvement costs and time to occupancy.

The single story building totals 4,576 SF on a 12,936 SF lot, with 14 parking spaces at the rear of the property.

The property is centrally located minutes from the San Gabriel Mission District and between Alhambra, San Marino, Temple City, and Arcadia, drawing patients from some of the most established communities in the West San Gabriel Valley.

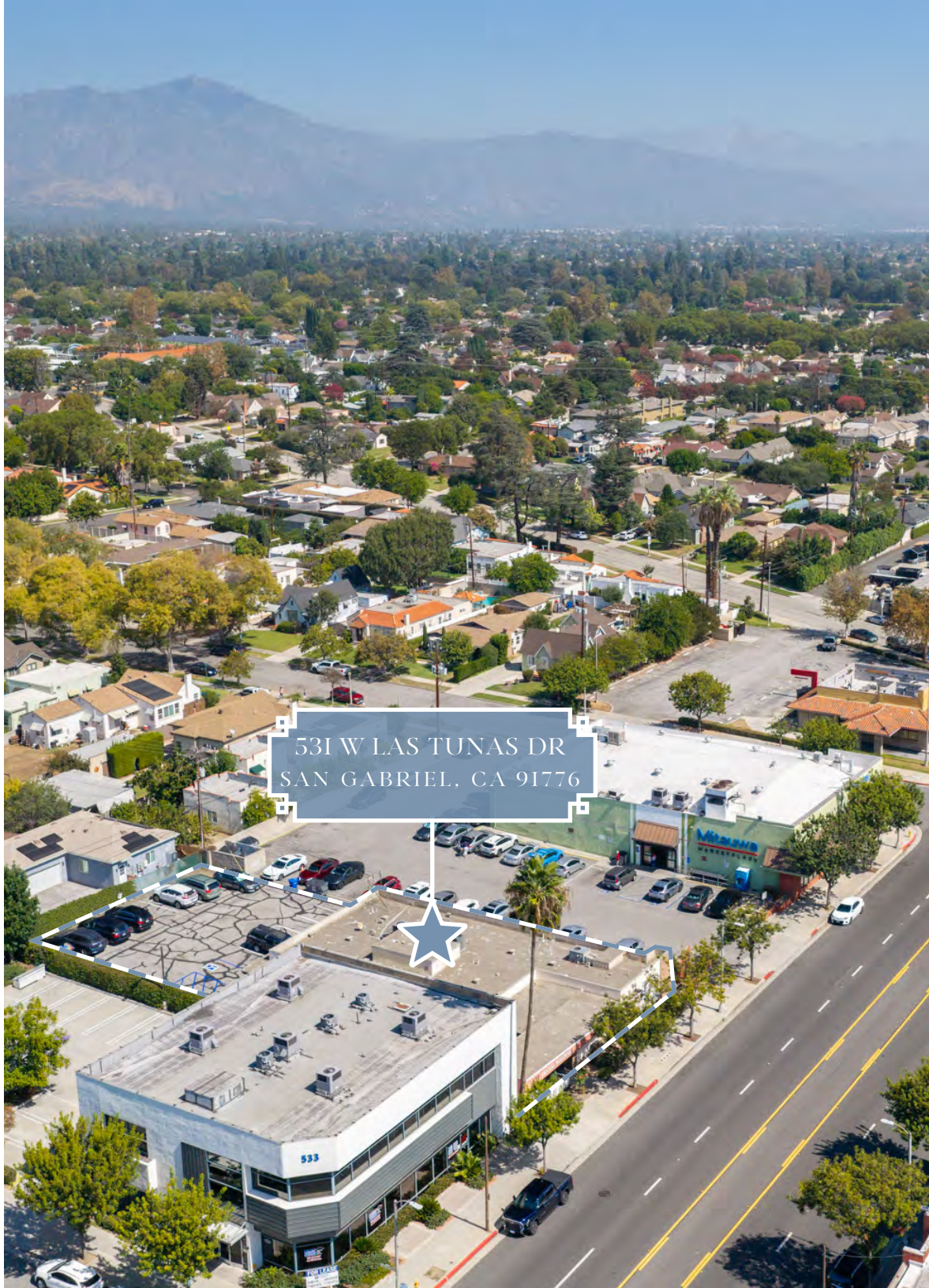
PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	531 W LAS TUNAS DR SAN GABRIEL, CA 91776
NUMBER OF SUITES:	4
APPROX. GROSS SF:	4,576 SF
APPROX. LOT SIZE:	12,936 SF
YEAR BUILT:	1957
PARCEL NUMBER:	5363-020-003
ZONING:	SLCI*
PROPERTY TYPE:	OFFICE/MEDICAL

PRICING INFORMATION

SALE PRICE:	$1,800,000
PRICE PER SF:	$393
CURRENT CAP RATE:	2.30%
MARKET CAP RATE:	5.58%



INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present an investment opportunity at 531 W Las Tunas Drive in San Gabriel, a four suite medical office building situated along one of the city's primary commercial corridors. The property combines in place medical income with an immediately available, fully built out suite, appealing to both investors and owner users seeking a foothold in the West San Gabriel Valley healthcare market.

§

One suite is currently vacant, offering a rare owner user opportunity in a market where small format medical buildings seldom trade. A practitioner can occupy immediately while income from the three remaining suites helps offset the cost of ownership, providing the benefits of building equity and controlling occupancy costs rather than paying rent to a landlord.

§

The vacant suite features an existing dental build out with a lobby and reception area, two restrooms, several patient rooms, staff workstations, and walled filing cabinets for record storage. The specialized improvements are already in place, allowing a dental or medical user to significantly reduce tenant improvement costs and time to occupancy compared to building out a new space.

§

Three established medical practices currently operate from the remaining suites, providing in place income and a stable tenant base. The concentration of healthcare users within the building creates a complementary professional environment that supports patient traffic, referral relationships, and long term tenant retention.

§

Single story building totaling 4,576 SF on a 12,936 SF lot; 14 parking spaces in the rear lot. Dedicated on site parking is a critical amenity for medical users with frequent patient turnover, and ground level access throughout provides convenient entry for patients with no reliance on elevators or stairs.

§

Prime San Gabriel location minutes from the San Gabriel Mission District and centrally positioned between Alhambra, San Marino, Temple City, and Arcadia. The property draws from a dense surrounding population and some of the most established communities in the West San Gabriel Valley, with convenient access to the area's major commercial corridors.

§

Medical office continues to be one of the most resilient commercial asset classes, supported by consistent demand for outpatient/ dental services regardless of broader economic conditions. Limited stock of similar medical buildings with dedicated parking in the area positions the property well for both long term hold and future resale.

533
531 DENTAL BUILDING

533
531

531 W LAS TUNAS DR
SAN GABRIEL, CA 91776

CLICK LINK BELOW
TO WATCH VIDEO TOUR
https://youtu.be/hETIQZ3sH74

City of SAN GABRIEL

San Gabriel is one of the oldest and most established communities in the San Gabriel Valley, home to roughly 39,500 residents across about four square miles. The city is best known for Mission San Gabriel Arcángel, founded in 1771 as the fourth of California's 21 missions, and for the Mission District's historic core. Bordered by Alhambra, Rosemead, Temple City and San Marino, it sits at the center of a dense, mature suburban trade area where long-standing households, family-owned businesses and a strong sense of community have been a constant for generations.

Today, San Gabriel is also one of the Los Angeles area's most recognized dining and retail destinations, anchored by the Valley Boulevard corridor and centers like TAWA Gateway, which draws nearly 3 million visitors a year. The city records roughly $7.2 billion in annual retail expenditure, and its local economy is supported by more than 1,700 businesses employing close to 11,000 people, led by healthcare. San Gabriel Valley Medical Center is the largest employer in the city with over 1,000 employees. Median household income in the ZIP code is about $82,000 and the median home value is near $860,000, which reflects an established, financially stable base of residents and a supply-constrained market with consistent demand.

$82,155
AVG. HH INCOME

39,500
POPULATION

$859,600
MEDIAN HOME PRICE

MEDICAL HUB

The subject sits on West Las Tunas Drive, the same corridor as San Gabriel Valley Medical Center, the city's largest employer. The AHMC hospital operates at 438 West Las Tunas Drive with more than 1,000 employees and over 500 physicians. It offers emergency services, surgical services, orthopaedics and spine, gastroenterology and diagnostic imaging, which brings a steady flow of patients, referrals and clinical staff to the street the subject fronts.

For a medical and dental office building, that adjacency translates directly into tenant demand. Physicians, dentists and specialists look to locate near the hospital where they hold privileges, and patients follow referrals to nearby offices. Healthcare also anchors the local job base, with SGV Healthcare, Ivy Creek Healthcare & Wellness Centre and several other care centers ranking among San Gabriel's largest employers. That ties demand for professional office space to a need that does not rise and fall with retail cycles.

REGIONAL ACCESS

Las Tunas Drive is a major east west arterial through the central San Gabriel Valley and meets Rosemead Boulevard (State Route 19), which connects to the 10 Freeway to the south and the 210 Freeway to the north. Patients and staff can reach the subject from Alhambra, Temple City, Rosemead, San Marino, Arcadia and Pasadena without relying on a single route. The surrounding ZIP code is home to roughly 37,000 residents with a median household income of about $82,000, a median age of 41.5 and a median home value near $860,000, an established household base that supports ongoing demand for medical and dental care.

VALLEY BLVD DINING AND RETAIL

A short drive south of the subject, the Valley Boulevard corridor is one of the Los Angeles area's best known Asian dining and retail destinations. TAWA Gateway, a 12 acre center at Valley Boulevard and Del Mar Avenue, welcomes nearly 3 million visitors annually and is adding new tenants through 2027, including Guiji Tea's first U.S. location, Bafang Dumpling and Miniso. The city of San Gabriel records roughly $7.2 billion in annual retail expenditure, a strong signal of trade area spending power. Tenants and patients at the subject have dining, shopping and services close by, which keeps the area active throughout the week.

FOOD & CULTURE

San Gabriel is one of the Los Angeles area's best known food destinations, with a dining scene built on a deep mix of regional Chinese cuisines alongside Taiwanese, Vietnamese, Japanese and Korean restaurants. Valley Boulevard has been called LA's new Chinatown, and its dim sum houses, hot pot restaurants, bakeries and tea shops draw diners from across Southern California every day of the week. Newer arrivals such as Happy Lamb and Show Hot Pot continue to add to that mix. Neighborhood anchors including 99 Ranch Market and Five Star Seafood are also among the city's largest employers, which shows how central food is to the local economy.

ALHAMBRA PLACE
Five Below
Burlington
Dollar Tree
Regal Edwards
Blaze Pizza
Ross
Bank of America
Sephora
Sprouts Market
San Gabriel
Mission Playhouse
99 Ranch Market
Firestone
El Pollo Loco
CVS
Paris Baguette
Newport Seafood Restaurant
W LAS TUNAS DR
531 W LAS TUNAS DR
SAN GABRIEL, CA 91776
Mitsuwa Marketplace

RENT ROLL

UNIT #	APPROX SQFT	TENANT	CURRENT RENT	RENT/SF/MO	MARKET RENT	RENT/SF/MO	MOVE-IN	LEASE EXPIRATION
Ste A	1,100	Dr. Tokin Kim	$2,299	$2.09	$2,750	$2.50	8/01/2014	9/30/2029
Ste B	1,600	Vacant	-	$0.00	$4,000	$2.50	-	-
Ste C	1,000	Dr. Chu Zhang	$2,129	$2.13	$2,500	$2.50	7/01/2014	6/30/2029
Ste D	900	Dr. Arturo Castellanos	$2,163	$2.40	$2,250	$2.50	5/01/2011	4/30/2031
	4,600		**$6,591**	**$1.43**	**$11,500**	**$2.50**		

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	**79,092**		**138,000**	
Less Vacancy Rate Reserve:	-		-	
Gross Operating Income:	79,092		138,000	
Less Expenses:	**(37,644)**	**47.6%**	**(37,644)**	**27.3%**
Net Operating Income:	**41,448**		**100,356**	

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS	MARKET RENTS
Taxes Rate: 1.33%	$24,004	$24,004
Insurance	$4,135	$4,135
Utilities	$2,238	$2,238
Trash Removal	$3,374	$3,374
Landscaping	$1,200	$1,200
Direct Assessment	$2,693	$2,693
Total Expenses:	**$37,644**	**$37,644**
Per Net Sq. Ft.:	$8.23	$8.23

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Sqft	Monthly Income	Monthly Rent/Sqft	Monthly Income
4	Office/Medical	$1.43	$6,591	$2.50	$11,500
Total Scheduled Rent:			**$6,591**		**$11,500**
Annual Scheduled Gross Income:			**79,092**		**138,000**

SUMMARY

Price:	**$1,800,000**
Current Occupancy :	75.00%
Zoning:	SLC1*
Current CAP:	2.30%
ProForma CAP:	5.58%
Year Built:	1957
Approx. Lot Size:	12,936
Approx. Gross SF:	4,576
Cost per Gross SF:	$393

SALE COMPARABLES

531 W LAS TUNAS DR
San Gabriel, CA 91776

SALE PRICE	$1,800,000
YEAR BUILT	1957
BUILDING SQFT	4,576
PRICE PER SF	$393
SALE DATE	N/A

475 HUNTINGTON DR
San Marino, CA 91108

SALE PRICE	$7,000,000
YEAR BUILT	1951
BUILDING SQFT	11,628
PRICE PER SF	$602
SALE DATE	7/14/2026

1046 SAN GABRIEL BLVD
San Gabriel, CA 91776

SALE PRICE	$1,060,000
YEAR BUILT	1923
BUILDING SQFT	1,602
PRICE PER SF	$662
SALE DATE	3/3/2026

215-219 E LAS TUNAS DR
San Gabriel, CA 91775

SALE PRICE	$1,900,000
YEAR BUILT	1954
BUILDING SQFT	3,256
PRICE PER SF	$584
SALE DATE	8/26/2025

SALE COMPARABLES

531 W LAS TUNAS DR
SAN GABRIEL, CA 91776

320 N GARFIELD AVE ALHAMBRA, CA 91801	
SALE PRICE	$1,950,000
YEAR BUILT	1961
BUILDING SQFT	2,787
PRICE PER SF	$700
SALE DATE	8/7/2025

815 S GARFIELD AVE ALHAMBRA, CA 91801	
SALE PRICE	$780,000
YEAR BUILT	1958
BUILDING SQFT	1,566
PRICE PER SF	$498
SALE DATE	3/27/2025

1295 E LAS TUNAS DR SAN GABRIEL, CA 91776	
SALE PRICE	$1,350,000
YEAR BUILT	1948
BUILDING SQFT	3,131
PRICE PER SF	$431
SALE DATE	3/3/2025

623-625 W LAS TUNAS DR SAN GABRIEL, CA 91776	
SALE PRICE	$1,388,000
YEAR BUILT	1949
BUILDING SQFT	3,750
PRICE PER SF	$370
SALE DATE	1/14/2025

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